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Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

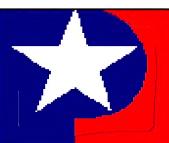
857,800 / 857,800

USE VALUE:

857,800 / 857,800

ASSESSED:

857,800 / 857,800


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONNEILLY KATHLEEN M	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 57 LAKE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 478.95	/Parcel: 478.95
		Land Unit Type:

PREVIOUS OWNER	
Owner 1: CONNEILLY KATHLEEN M -	
Owner 2: -	
Street 1: 333 OLD LANCASTER ROAD	
Twn/City: SUDBURY	

St/Prov: MA	Cntry
Postal: 01776	Type:

NARRATIVE DESCRIPTION	
This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1930, having primarily Vinyl Exterior and 1791 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z	R2
TWO FAMIL	
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	
Gas:	

BUILDING PERMITS	
Date	Number
3/14/2005	153

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Renovate	15,000	C		G6	GR FY06	re-do bath/new lau
Wood Dec	34,800			G6	GR FY06	NEW DECK, RAMP, EX

ACTIVITY INFORMATION	
Date	Result
3/24/2018	Inspected
BS	Barbara S
3/1/2018	MEAS&NOTICE
BS	Barbara S
1/29/2009	Meas/Inspect
336	PATRIOT
6/7/2005	Permit Visit
BR	B Rossignol
9/22/1999	Mailer Sent
9/22/1999	Measured
264	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	80.	1.12 1			Med. Tr	-10			398,305						398,300	

Gas:	
Topo	1

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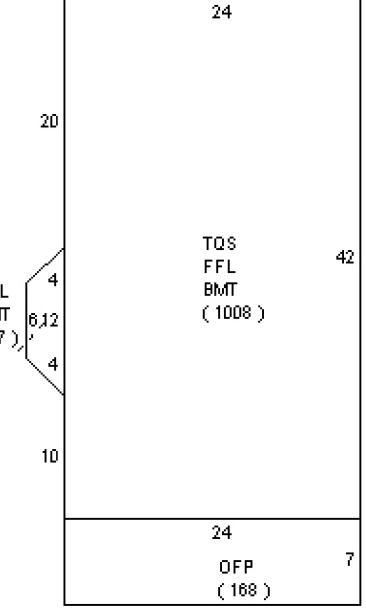
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																														
Type: 12	- Multi-Conver			Full Bath: 1	Rating: Average			OF=BMT SINK.																																																																																																		
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Very Good																																																																																																					
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																					
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																																																																					
Frame: 1	- Wood			1/2 Bath:	Rating:																																																																																																					
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																																																																																					
Sec Wall:				OthrFix: 1	Rating: Average																																																																																																					
Roof Struct: 1	- Gable			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																																																																																																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			Level FY LR DR D K FR RR BR FB HB L O																																																																																																		
Color: GRAY				A Kits: 1	Rating: Very Good			Other																																																																																																		
View / Desir:				Frl: 1	Rating: Average			Upper																																																																																																		
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2																																																																																																		
Grade: C - Average								Lvl 1																																																																																																		
Year Blt: 1930	Eff Yr Blt:							Lower																																																																																																		
Alt LUC:	Alt %:																																																																																																									
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Lump Sum Adj:																																																																																																										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS	BRS	FL																																																																																												
Prim Int Wal 2	- Plaster			Functional:				Interior:	1			5	2	1																																																																																												
Sec Int Wall:				Economic:				Additions:	1			3	1	1																																																																																												
Partition: T	- Typical			Special:				Kitchen:																																																																																																		
Prim Floors: 3	- Hardwood			Override:				Baths:																																																																																																		
Sec Floors:				Total: 18.6 %				Plumbing:																																																																																																		
Bsmnt Flr: 12	- Concrete							Electric:																																																																																																		
Subfloor:								Heating:																																																																																																		
Bsmnt Gar:								General:																																																																																																		
Electric: 3	- Typical							Totals				2	8	3																																																																																												
Insulation: 2	- Typical																																																																																																									
Int vs Ext: S																																																																																																										
Heat Fuel: 2	- Gas																																																																																																									
Heat Type: 5	- Steam																																																																																																									
# Heat Sys: 2																																																																																																										
% Heated: 100	% AC:																																																																																																									
Solar HW: NO	Central Vac: NO																																																																																																									
% Com Wal	% Sprinkled																																																																																																									
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:																																																																																									
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.0-0002-0007.0																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																									
3	Garage	D	Y	1	20X25	A	AV	1930	20.00	T	40	104			6,000		6,000																																																																																									
More: N				Total Yard Items:				6,000	Total Special Features:								Total:	6,000																																																																																								
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMS: 8 BRs: 3 Baths: 1 HB</p> <p>FFL BMT (27) 4 4 6.12 24 7 TQS FFL BMT (1008) OFP (168)</p>																																																																																																										
<p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>1,035</td><td>61.790</td><td>63,951</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>1,035</td><td>205.960</td><td>213,171</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>TQS</td><td>3/4 Story</td><td>756</td><td>205.960</td><td>155,707</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>168</td><td>25.800</td><td>4,334</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,994</td><td colspan="2">Total: 437,163</td><td colspan="4"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1791</td><td>Gross Area</td><td>3246</td><td>FinArea</td><td>1791</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p> 																		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,035	61.790	63,951							FFL	First Floor	1,035	205.960	213,171							TQS	3/4 Story	756	205.960	155,707							OPF	Open Porch	168	25.800	4,334							Net Sketched Area: 2,994				Total: 437,163													Size Ad	1791	Gross Area	3246	FinArea	1791											
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